

Planning Committee: 06 April 2011

Item Number:

Application No: W 10 / 1548

Town/Parish Council: Rowington

Registration Date: 17/12/10

Case Officer: Steven Wallsgrove

Expiry Date: 11/02/11

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The Old Farm, Mousley End, Rowington, Warwick, CV35 7JQ

Two storey extension linking refurbished outbuildings to dwelling FOR Mr J Talbot

This application is being presented to Committee due to an objection from the Parish Council having been received.

SUMMARY OF REPRESENTATIONS

Rowington Parish Council: object to this proposal in terms of overdevelopment of the site, proposals out of keeping with this listed building, scale and mass of the proposed new buildings excessive, and Councillors question the overall percentage increase taking into account previous extensions. [Comments on the amended plans are awaited.]

Conservation: No objection to the amended plans.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)
- Planning Policy Guidance 2 : Green Belts
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

A cowshed, dairy, lobby and alterations were approved in 1950, with an application for their change of use so as to form part of the dwelling being approved in 2007 with a rear conservatory.

KEY ISSUES

The Site and its Location

The property comprises a Grade II Listed house with ranges of farm buildings around two sides of the old farmyard to the front of the house. The converted 1950's farm buildings, and the conservatory, are attached to the south-west corner of the house.

The site has an operational farmyard, and farmhouse, to the south and is otherwise surrounded by farmland on the opposite side of the public roads which surround the site on the other three sides. The whole area lies in the Green Belt.

Details of the Development

The proposal is to erect an extension on the site of part of an old barn which existed at the time of the 1950 application.

The design as originally submitted showed a large hip with a lower ridge link to the remains of the original brick built barn. This design was considered to be unacceptable and, following negotiation, an amended design has now been submitted. This shows a design as a reconstructed 'barn' which takes the ridge line and eaves line of the remaining part of the barn through, with a 'cart entrance' feature at the junction between the old and new work.

The building would be constructed with matching brick and tile, but with narrow 'slit' windows in the wall instead of the diamond pattern ventilation holes in the existing part of the barn. The extension would be open to the roof at the 'cart entrance' with a cloakroom and utility on the ground floor (in the existing dwelling) and a bedroom with en-suite over. The existing, attached, barn buildings would be used as a studio and for guest accommodation.

A Design and Access Statement was submitted with the application, which included a section on the historical background.

Assessment

The principal issues in the case are the impact of the proposals on the Listed Building, and the policy on extensions to dwellings in the Green Belt.

Policy RAP2 generally limits the size of extensions to dwellings in the Green Belt to some 30% of the gross floor area of the original dwelling. In the present case the only new extension has been a rear conservatory since the other elements of the 2007 consent were the reuse of existing farm buildings. The present proposal does involve the erection of a fairly substantial building (although it only includes a single bedroom, with ensuite, and a utility room and cloakroom, with an open entrance hall) which has been designed as a 'farm building' rather than as a house extension. This extension, when taken with the other buildings and the buildings which will then become attached, will exceed the policy guideline but it is considered that the historic building aspect, in this particular case, is more important.

In this context, the original building complex, until c.1950, consisted of the timber framed house with brick built barns enclosing two other sides of the farmyard. The changes made after the 1950 consent included the demolition of half of the immediately adjoining barn, leaving an open gap. It is considered, therefore, that the present (revised) proposal will recreate the historic setting for the Listed Building and, for this reason, should be supported. It will be necessary, however, to ensure that the details are correct but this can be done by way of a condition.

No details of renewable energy have been submitted, but this can be dealt with by condition.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing numbers 0227/P/1A, /2A, /4, /5 & /6, and specification contained therein, received on 14 March 2011 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
- 3 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), rooflights, eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : For the avoidance of doubt, and to ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy DAP4 of the Warwick District Local Plan 1996-2011.
- 4 The development hereby permitted shall not be commenced unless and until a scheme showing how 10% of the predicted energy requirement of this development will be produced on site, or in the locality, from renewable energy resources, has been submitted to and approved in writing by the District Planning Authority. The development shall not be first occupied until all the works within this scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturers specifications. **REASON** : To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development does not prejudice the openness and rural character of this green belt area and is considered to comply with the policies listed.
